



Financial Services Guide

16 January 2013



About this Financial Services Guide

This Financial Services Guide ("FSG") is issued by PPI Capital Limited ("PPI") ABN 85 054 386 846. The purpose of the FSG is to:

- Assist you in deciding whether to use any of the services we offer in the FSG
- Give you information about remuneration or other benefits paid to PPI in relation to the services we offer, and commissions PPI may pay to other persons such as financial planners, Authorised Representatives and advisers
- Advise you about how we will deal with any complaints that you have.

Other Documents You May Receive

PPI is a dealer in financial products, with interests in managed investment schemes, typically fixed term property syndicates. Before we issue a financial product to you, you will receive a Product Disclosure Statement ("PDS") or Information Memorandum ("IM"). The PDS or IM will describe the features, costs, benefits and risks associated with the financial product in which you may wish to invest. The PDS or IM may be used to compare the financial products issued by PPI with the financial products issued by others.

PPI and the Services we Offer

PPI is an unlisted property syndicator who specializes in the ownership, management and development of commercial and retail property assets in Australia. The investment syndicates that are promoted by and managed by PPI seek to provide Australian investors with direct property returns by investing directly in commercial and retail real property assets.

PPI holds Australian Financial Services Licence No 344601. This licence authorises PPI to carry on a financial services business including the setting up and ongoing management of managed investment schemes as well as providing General Financial Product Advice.

PPI is licenced to deal with both Wholesale and Retail investors.

Fees and Other Benefits Paid

PPI will receive fees in relation to the issue and management of financial products pursuant to a PDS or IM. The fees may include upfront fees, ongoing management fees, success fees and others. Those fees will be set out in the relevant PDS or IM, which will be given to you before you are issued with a financial product from PPI.

PPI may pay commissions to other persons such as financial planners, Authorised Representatives and advisers in respect of subscriptions pursuant to a PDS. If you receive advice or information about a PPI product from another person, then that person should advise you of any commission or other benefit they receive.

Privacy Information

PPI may maintain a record of your personal information when providing you General Financial Product Advice.

We are committed to compliance with the PPI privacy policy which ensures the privacy and security of your personal information. PPI's privacy policy is available at ppifundsmanagement.com.au

Complaints

If for any reason you are not satisfied with the financial services PPI has produced, please take the following steps:

1. Detail your complaint in writing and address it to:

Head of Compliance
PPI Capital Limited
2/50 Hindmarsh Square
Adelaide SA 5000

Within 5 days of receipt of your written complaint you will be notified of the receipt of your complaint and any outcome or further discussions that need to occur. We will then try to resolve your complaint quickly and fairly.

2. If you are not satisfied with the outcome, you have the right to complain to the Financial Ombudsman Services Limited at the following address:

Financial Ombudsman Service Limited
GPO Box 3
Melbourne VIC 3001
Phone: +61 3 9613 7366
www.fos.org.au

How to Contact PPI

You may contact PPI in the following manner:

Phone: +61 8 8412 4222
Fax: +61 8 8412 4299
Address: 2/50 Hindmarsh Square
Adelaide SA 5000
Email: admin@ppifundsmanagement.com.au

The FSG is also available on our website: ppifundsmanagement.com.au

PPI

ACQUISITION | MANAGEMENT | DEVELOPMENT

www.ppifundsmanagement.com.au